

48-168
3874WARRANTY DEED
Statutory Short Form

We, Jerome R. Quirion and Bernadette C. Quirion of Ft. Myers, Lee County, State of Florida, for consideration paid, grant to Mark Laney of North Vassalboro, Kennebec County, State of Maine, whose mailing address is RR 1, Box 2245, North Vassalboro, Maine 04962, with Warranty Covenants, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

037676

A CERTAIN lot or parcel of land, with the buildings thereon, being the Williams Place, situate at the corner of Gilman and Pleasant Streets in said Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

NORTH by said Gilman Street; east by Pleasant Street; south by a line beginning at a point in the westerly line of Pleasant Street directly opposite a stone bound set in the ground, which is supposed to make the northeasterly corner of land formerly of Jennie Dix Black, and running thence westerly at right angles to Pleasant Street ninety-one and one tenths feet (91.1) to an iron pin driven in the ground; thence turning to the left about ten degrees thirty minutes (10° 30') and running sixty-four feet (64) to an iron pin driven in the ground; thence southerly twelve and five tenths feet (12.5) to a corner; thence westerly on the north line of land formerly of Jennie Dix Black to a stone marking the southwest corner of said Williams lot; thence northerly to the easterly line of land of the Waterville Lane Company about ninety-seven and three hundredths feet (97.3) to Gilman Street.

BEING all and the same premises acquired by Jerome Quirion and Bernadette Quirion by Warranty Deed from Jerome Quirion dated September 25, 1991 and recorded in the Kennebec County Registry of Deeds in Book 3988, Page 122. This conveyance is subject to a Retaining Wall Agreement with the City of Waterville dated October 5, 1955 and recorded in the Kennebec County Registry of Deeds in Book 1025, Page 110.

EXCEPTING and reserving a parcel of land conveyed by Peter H. and Frances A. Boudreau to H.L. Parizo (7/9 interest) dated October 1, 1924 and recorded in the Kennebec County Registry of Deeds in Book 620, Page 447 and as conveyed by Frances A. Boudreau, Guardian of Henry Clement, Oral Peter Boudreau and Juanita Boudreau to H.L. Parizo (2/9 interest) dated October 1, 1924 and recorded in Book 621, Page 351 as follows: A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit: Beginning at a point in the southerly line of Gilman Street marked by an iron rod set in the ground at the northwesterly corner of land owned or occupied by G.E. Barrows; thence southerly along the easterly line of land of said Barrows 97.03 feet to a stone monument set in the ground in the northerly line of the land of J. William Black; thence easterly along the northerly line of land of said Black a distance of sixty-six feet (66) to an iron post driven in the ground; thence northerly to an iron pin driven in the southerly line of said Gilman Street the distance of sixty-six (66) feet measuring along said southerly line of Gilman Street from the point of beginning; thence westerly along the southerly line of Gilman Street the distance of sixty-six (66) feet to an iron pin driven in the ground, the point of beginning.

ALSO EXCEPTING and reserving a parcel of land conveyed by Peter H. and Frances A. Boudreau to Elizabeth Joler dated May 26, 1925 and recorded in the Kennebec County Registry of Deeds in Book 626, Page 451 and parcel conveyed by Frances A. Boudreau, Guardian of Henry Clement Boudreau, Oral Peter Boudreau and Juanita Freances Boudreau dated May 26, 1925 and recorded in Book 621, Page 542 as follows: A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit: Beginning at a cement post set in the ground in the southerly line of Gilman Street at the northeast corner of land owned by Dr. Harry Parizo; thence southerly along the easterly line of said Parizo's land the distance

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of eighty-five feet (85) to a cement post set in the ground in the northerly line of land now or formerly owned by Frank Meservey and J. William Black; thence easterly at right angles with the line just run along the northerly line of land of the said Meservey the distance of forty-five (45) feet to a cement post set in the ground; thence northerly and at right angles with the line just run the distance of eighty-five (85) feet to a cement post set in the ground in the southerly line of said Gilman Street; thence westerly along the southerly line of said Gilman Street the distance of forty-five (45) feet to a cement post set in the ground at the point of beginning.

WITNESS our hands and seals this 1st day of October, 1993.

Signed, Sealed and Delivered
in the presence of:

D. R. Butler

D. R. Butler

Jerome R. Quirion
Jerome R. Quirion

Bernadette C. Quirion
Bernadette C. Quirion

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: October 1, 1993

Then personally appeared the above named Jerome R. Quirion and Bernadette C. Quirion and acknowledged the foregoing instrument to be their free act and deed.

Before me,

D. R. Butler
Notary Public

Print Name

DAVID R. BUTLER
MY COMMISSION EXPIRES:
JUNE 21, 2000

RECEIVED KENNEBEC SS.
1993 OCT -5 AM 9:00

ATTEST: David R. Butler
REGISTER OF DEEDS

